
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	326 11th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	April 30, 2020	<input type="checkbox"/> New Construction
Case Number:	20-170	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

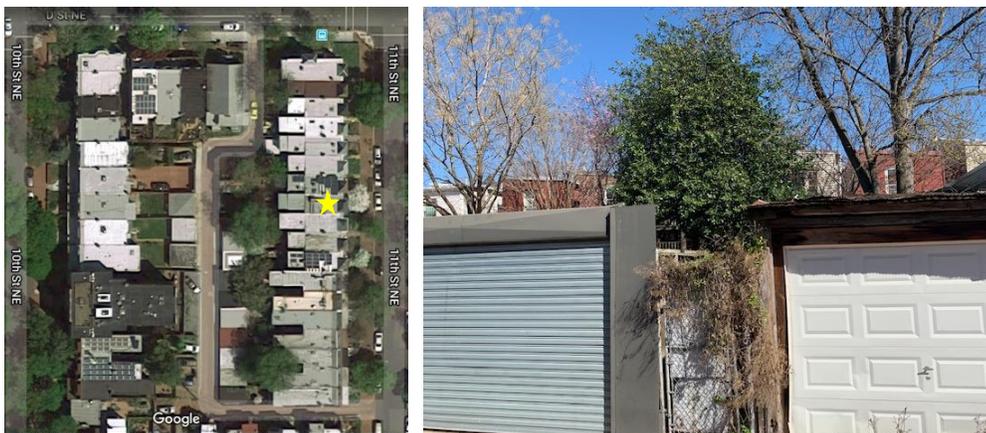
Applicants Douglas and Christine Clapp, with plans prepared by architect Jennifer Fowler, seek concept review for a two-story rear addition on a property located in the Capitol Hill Historic District.

Property Description

326 11th Street, SE was built in 1902 by Lottie and James Burns as one in a row of eleven two-story matching rowhouses. The row remains intact along 11th Street and at the rear, with all rear doglegs intact. There also a one-story garage.

Proposal

There are no changes proposed at the front elevation. The proposed two-story rear addition would be full width extending seventeen feet deep, enclosing the rear dogleg. The addition would be clad in vertical metal panels with Azek trim and aluminum clad windows and doors.



Views of the rear doglegs

Evaluation

The Board has often required that rear doglegs be retained on blocks where they are intact in Capitol Hill. HPO staff has discussed with the applicant's architect to revise the original

proposal. The addition will be inset on the second floor to continue the line of the dogleg on the second floor, which is what can be viewed from the alley.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, on the condition that the addition be pulled in on the second story to be in line with the dogleg, and delegate final approval to staff.

Staff contact: Moira Nadal